

CHADDS FORD TOWNSHIP

Minutes – Board of Supervisors

February 7, 2001

The Supervisors of Chadds Ford Township met in the Township Building on Wednesday, February 7, 2001. The meeting was called to order at 7:30 P.M. and the Pledge of Allegiance was recited. Present were Harvey L. Kliman, George M. Thorpe, and James E. Shipley. Also present were Solicitor Donald T. Petrosa and James C. Kelly of Kelly Engineers.

PUBLIC COMMENT

Jim Murray announced that the Civic Association received a Certificate of Recognition for its five-year achievement of keeping Township roads litter-free. Spring Clean-up has been advertised for April 28 with a May raindate. Mr. Kliman complimented Mr. Murray for organizing this event.

STATE POLICE REPORT – no report

APPROVAL OF MINUTES

Mr. Thorpe motioned, Mr. Shipley seconded, and the Board approved the Minutes of the January 2, 2001, meeting.

Reports

Supervisors – Mr. Kliman delivered his report (see attached).

Tony Frances asked the Supervisors if they have considered an Ordinance to fine repeat offenders of false alarms. Mr. Kliman advised that the State Police have assured us that repeat offenders are fined \$300.

Mr. Kliman reported that at the Auditors meeting the Roadmaster's fee was raised to \$75.00 per month (last increased four years ago), and Supervisor's salary was increased from \$125.00 per month to \$150.00 per month (the first increase in seven years).

Mr. Kliman acknowledged Ralph Jennings' bid for the year 2001 of \$960.00 for two roadside mowings and the Township property on Ring Road (the same as previous year).

Comcast has officially announced as of January 3, 2001, the transfer has been finalized from Adelphia to Comcast. Within the next six months it is expected there will be some increased services offered.

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Supervisors (cont.)

Mr. Kliman explained that with regard to monitoring flooding on Route 1, the Department of Emergency Services has issued a follow-up on the gauges at Modena, Downingtown, and Chadds Ford. When water level reaches a certain setpoint, the gauges are programmed to dial the "911" Emergency Services Supervisor to report a rising water level to alert all Emergency Services personnel. This system involves the Weather Bureau, USGS, Chester County Water Authority, Chester County and Delaware County Emergency Services, PennDOT, and surrounding Townships.

Mr. Kliman reported that we received a Certificate from the Bureau of Census thanking us for our valuable contribution. Mr. Kliman thanked Samantha Reiner for getting us involved in this project.

Mr. Thorpe announced changes to nominations at the January 2001 Organizational Meeting. Mr. Jensen is to receive a retainer of \$675.00 per month. Gail Force is to receive \$800.00 per month and \$65.00 per month for attendance of Planning Commission Meetings.

Mr. Thorpe acknowledged Helen Bauman's years of service to the Township while serving on the Planning Commission, Board of Supervisors, and Zoning Hearing Board. We appreciate all her efforts.

Mr. Thorpe mentioned our impressive, newly operational flagpole.

Land Trust

Anne Pounds reported having received some information for a special meeting for new land trust groups with the hope that a Supervisor or a member of the Open Space Committee might be able to attend.

Sunset Hill Girl Scout Camp

Anne Pounds has been communicating with the Delaware County Girl Scouts, who are outraged at how quickly the decision to sell this camp was made. They are formally organizing to protest and work together to intervene in the decision to sell. She presented a Petition for signature due by February 16. There is a meeting on Saturday from 10:00 AM to 2:00 PM at the Ridley Township Hall.

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Treasurer

Account balances as of January 31, 2001:

State Funds:

v Checking	\$284.99	
v Savings	<u>\$650.76</u>	\$ 935.75

Township Funds:

v Checking	\$98,914.67	
v Savings	<u>\$34,011.21</u>	\$132,925.88

<u>Escrow Fund:</u>	<u>\$447,507.96</u>
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Total \$581,369.59

Certificates of Deposit opened December 12, 2000 – 14 months @ 6.50%:

Township Fund	\$ 65,978.48
Building Fund	\$102,443.61
Sewer Fund	\$ 7,111.13
Land Trust	\$ 10,000.00

Money Market opened December 12, 2000 – 30 days @ 6.05%:

Township Fund \$ 50,269.68

Total Certificates of Deposit/Money Market \$235,802.90

TOTAL ALL FUNDS \$817,172.49

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Receipts for the month of January 2001:

General Fund:

District Court – fines	90.35
Treasurer of Delaware County – del. Tax	2,765.59
Treasurer of Delaware County – trans. Tax	9,922.01
Roussey Associates, Inc. – permit	80.00
Adelphia – quarterly payment	6,291.50
Charles J. Weigold	1,949.89
✓ \$972.47 – Twp.	
✓ \$240.92 – Fire	
✓ \$ 29.25 – Int. Twp.	
✓ \$ 7.25 – Int. Fire	
✓ \$200.00 – Interest	
✓ \$500.00 - Error	
Richard J. Jensen	2,358.75
✓ \$1,575.00 – BP	
✓ \$ 451.25 – ZP	
✓ \$ 292.50 – PP	
✓ \$ 40.00 – C/O	

Engineering Reimbursements	12,111.01	
✓ \$ 933.51 – Henderson – SD		
✓ \$3,511.51 – Henderson Lot#11		
✓ \$3,716.40 – Henderson Lot #12		
✓ \$ 101.13 – Henderson lighting		
✓ \$ 781.21 – Keenan		
✓ \$ 232.70 – Martin Smith		
✓ \$2,834.55 – St. Cornelius		
Legal Reimbursements	387.50	
✓ \$ 87.50 – Martin Smith		
✓ \$300.00 – St. Cornelius		
SEO	3,500.00	
✓ \$500.00 – Morlock		
✓ \$500.00 – Becker		
✓ \$500.00 – Hoffman		
✓ \$500.00 – Blanton		
✓ \$500.00 – Gentry		
✓ \$500.00 – Hoffman		
✓ \$500.00 – Yiannatsis		
Planning Module – St. Cornelius	13.75	
Christopher M. Disabatino – ZHB appl.	300.00	
Sales of Maps & Ordinances	<u>82.65</u>	
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February 7, 2001		
 Total Receipts – General Fund		<u>\$39,853.00</u>
Interest – General Fund	114.50	
Interest – State Fund	1.68	
Interest – Money Market	<u>184.37</u>	
 <u>Escrow Fund:</u>		
Christopher M. Disabatino – ZHB	<u>700.00</u>	
 TOTAL RECEIPTS		<u>\$40,853.55</u>

Bills presented for payment February 7, 2001:

General Fund:

District Court	45.44
PECO	\$698.74
v \$422.36	
v \$146.00	
v \$130.38	
PECO	91.11
Verizon (phone and fax)	95.62
Petrikín, Wellman, Damico, Brown & Petrosa	3,404.37
Kelly Engineers	12,495.15
Chadds Ford Township Sewer Authority	2,333.33
Chadds Ford Township Sewer Authority	4,745.33
Shurgard of Painter's Crossing	159.00
Ehrlich	57.00
Suburban Propane	902.27
Daily Times	667.98
Merit Court Reporting Services	517.50
Cargill, Inc. – Salt Division	1,947.20
Hanson Aggregates Pennsylvania, Inc.	230.44
Signal Service, Inc.	111.25
Charles J. Weigold	954.81
Caruolo Associates, Inc.	1,250.00
Bradford Engineering Associates, Inc.	2,000.00
H.A. Thomson Co. – Treasurer Bond	136.00
Birmingham Township – shared traffic light	1,517.59
Biehn Printing & Stationery	1,039.40
Martin Brothers Excavation	196.00
Martin Brothers Excavation	7,867.41
Susie Ahlstrom	60.00

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Bills presented for payment February 7, 2001:
General Fund: (cont.)

Harvey L. Kliman	125.00	
George M. Thorpe	125.00	
James E. Shipley	125.00	
George M. Thorpe – Roadmaster	75.00	
Richard J. Jensen	2,330.94	
Richard J. Jensen – postage	43.23	
Richard J. Jensen – phone	46.69	
Richard J. Jensen – Brandywine Dr. inspections	673.75	
Richard J. Jensen – Kid’s First inspections	105.00	
Gail G. Force	995.86	
AOL	26.95	
Verizon (owed from January)	<u>24.24</u>	
Total Bills – General Fund		\$48,219.60

Escrow Fund:

Anthony & Sylvan Pools (Spaeder)	700.00	
Carmen J. Rappucci – ZHB less bills	509.74	
Chadds Ford Township – reimb. Rappucci bills	190.26	
Escrow Acct. of Thomas O’Dea, M.D. L.D. Dickinson, Escrow Agent	4,500.00	
Paul F. McLaughlin – ZHB less bills	499.84	
Chadds Ford Township – reimb. McLaughlin bills	200.16	
Paul F. McLaughlin	<u>700.00</u>	
Total Bills – Escrow Fund		7,300.00

TOTAL BILLS		<u>\$55,519.60</u>
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Mr. Thorpe motioned, Mr. Shipley seconded, and the Board approved the bills as presented.

Roadmaster

Mr. Thorpe presented his Roadmaster's Report (see attached).

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Planning Commission

The Secretary highlighted items reviewed at the January 31, 2001, Planning Commission meeting.

Zoning Hearing Board

Ed Wandersee reported that at the January 25, 2001, meeting the Zoning Hearing Board reorganized and he was voted Chairman and Marian Fuller is Vice Chairman.

The Application of Lug Ginter/Joseph A. Grace, III, was the first order of business. The Applicant is requesting a variance to the residential zoning code for an addition to the two-story dwelling at 32 Station Way Road. The Application was approved with five conditions.

A continuation of the Chadds Ford Automobile hearing followed. This hearing will be continued until March 2001.

At the next meeting on February 21, 2001, a hearing has been scheduled for DiSabatino's request for a variance of setback requirements for construction of a pool and deck. Mr. Jensen will be attending this hearing.

HARB – no report

Sewer Authority

James Murray reported that during January the average was 21,000 gallons per day. It appears that surface water is a problem at the plant. The Capital Depreciation Reserve Study has been completed by the Sewer Authority Engineer and recommendations will be incorporated in the Budget.

Building Inspector/Code Enforcement Officer

Mr. Jensen reported the issuance of the following permits during the month: 2 amended residential, 1 temporary trailer, 3 plumbing, 1 commercial alteration and 3 signs. Four Certificates of Occupancy for new businesses and six for completed jobs were issued.

Five enforcement notices for various sign violations were issued; however, the majority of these have been corrected.

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Mr. Jensen was in District Court on the Rizzo matter (Coopers Hawk Lane). A plan has been submitted to Kelly Engineers. The Judge has ruled on the case but has not advised Mr. Jensen of the fine. Mr. Rizzo did not appear.

A \$500.00 fine was levied for a Citation to Ames Construction for Brandywine Drive.

The Rappucci matter has been settled with a fine of \$500.00 plus costs.

Chadds Ford Automobile has been continued.

Mr. Kliman questioned the blank sign that continues to exist at Olde Ridge Village. A discussion followed regarding whether or not a sign, with no lettering, is a sign. Mr. Petrosa will review our sign ordinance to determine if a blank sign is a sign. We may need a mechanism to determine how long the sign can be there, with or without lettering.

Mr. Kliman acknowledged that Rich Jensen and Jim Kelly have been watching the Brandywine Drive loop road project closely and providing a work schedule outlining what the contractor should be doing to prevent damage to properties downstream.

Engineer

Henderson (Lot#12) – In response to a complaint about sediment runoff, an inspection was conducted on February 1, 2001, and the erosion and sedimentation controls were found to be satisfactory.

Henderson (Lot #2) – No site improvements have been completed; however, off-site drainage improvements are being made in conjunction with the construction of Brandywine Drive. Weekly construction meetings are being held with the owners, contractors, and Rich Jensen.

WaWa (Dilworthtown Road) – The second submission was presented to the Planning Commission on January 31, 2001. The plan will be revised to address Kelly Engineers' comments. The major issue to be resolved is the method of sewage disposal.

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Children's Hospital (Kids First) – In response to a request for a temporary Certificate of Occupancy, Mr. Kelly and Mr. Jensen met with the Construction Manager at the site to evaluate the status of the improvements. A memo was prepared listing items to be completed before further consideration would be given to the request. Concurrently a request was submitted to allow a change in the landscaping required on the Final Plan. They were advised that there is no latitude for change, other than changing locations for some of the plants.

Engineer's (cont.)

Bancroft Homes – The second submission of these plans was presented to the Planning Commission on January 31, 2001. Revisions will be made to address Kelly Engineers' review comments.

Keenan Autobody – A temporary Certificate of Occupancy was issued. The only outstanding site improvement issues are lighting and landscaping. A revised lighting plan is being reviewed to verify compliance with our Ordinances.

Mr. Jensen mentioned that Mr. Keenan has asked if he would be required to enclose dumpsters if he has fenced his entire property. Mr. Thorpe recalls that it was to be

shielded from public view. Mr. Jensen will review the conditions of the Conditional Use Hearing before responding.

Rizzo – A revised grading plan was submitted on January 26, 2001. A partial review was completed and a verbal report and copy of the plan was given to Rich Jensen for use at the continued hearing on Tuesday, February 6, 2001.

Brandywine Plaza – Weekly construction meetings are being held with the owners, contractors, and Rich Jensen.

SEO Activity Report (see attached report for the period January 1 through 31, 2001)

Solicitor

Ordinance 84 – Mr. Petrosa commented that approximately a year ago consideration was given to amending Ordinance 84 which determines when someone is required to connect to a public sewer system. The Sewer Authority has requested we consider adopting at our March meeting. The Board authorized Mr. Petrosa to advertise this matter for our March meeting.

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AT&T Conditional Use – Because there was some opposition to the location proposed in the original AT&T Conditional Use Application, another location has been selected. The Board chose to hold a hearing on Tuesday, March 6, 2001, at 7:30 P.M.

O'Dea (Dansfield) – Mr. Petrosa has received both Improvement Agreements and Development Agreements which have been signed by both Dr. O'Dea and Mr. Ryan. The plans will need to be re-signed and held by Mr. Petrosa who will be attending settlement on Friday and will receive the Letter of Credit.

Open Space Committee

Samantha Reiner reported on the January 11, 2001, meeting (see attached Minutes).

At Ms. Reiner's request, the Board motioned to send proposed Ordinance Amendments to the Delaware County Planning Commission for review and comment.

Property Planning Workgroup

Mr. Thorpe advised that there is nothing new to report and the Workgroup is awaiting feedback from the Brandywine Conference and Visitors' Bureau.

OLD BUSINESS

Martin Smith – Mr. Kelly presented Mr. Smith's request for release of escrow (No. 1) in the amount of \$9,576.00, leaving a balance of \$5,439.00. Mr. Thorpe motioned, Mr. Shipley seconded, and the Board approved this release following confirmation by Mr. Kelly.

NEW BUSINESS

Stonebridge (Bed & Breakfast) - Dr. Sabanaygam explained that after many years of renovation, it is the desire of he and his wife to operate a seven-bedroom bed and breakfast, and restaurant, at their 7.8-acre site at the corner of Webb Road and Route 1, catering to the many international visitors in this area. There will be an Open House on Sunday, February 11, 2001, including invitations to all surrounding neighbors, to allow them to view what the Sabanaygams are proposing.

A discussion followed and it was decided that a determination regarding whether a zoning variance or a change of zoning is necessary, and what the impact will be on other properties.

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ADJOURNMENT

The meeting was adjourned at 9:30 P.M.

Gail G. Force, Secretary